

Old Station Close, Etwall

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£450,000



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This property at a glance:



Watch the video



Old Station Close, Etwell



Jodie says:

"I think this is such a great home, tucked away in a quiet cul-de-sac close to everything that the popular village of Etwell has to offer! This beautifully presented four-bedroom house offers generous living space with its thoughtfully designed layout. It has so much kerb appeal with the cobbled driveway offering side-by-side parking, the picket fence to the side and the front lawn complimented by 2 beautiful hydrangeas, you can't wait to step inside! The welcoming entrance hallway sets the tone for the home's warm and spacious feel. Two versatile reception rooms provide plenty of space for both relaxed evenings with the family and entertaining your friends, with the bay window in the front room and patio doors to the rear, the rooms are flooded with natural light. The kitchen-diner is a great space, with plenty of room for a large dining table making this a great social space to enjoy mealtimes! The separate utility room keeps laundry out the way as well as being the perfect space for extra storage. From here you can access both the integral garage and the side pathway into the garden! There is also a handy downstairs WC. Upstairs, I love that all four bedrooms are generously sized. There's not only one, but two en-suites! One to bedroom 1 and the other to bedroom 2, which is perfect for larger families. The built in wardrobes in the main bedroom are another great feature, with sliding mirrored doors adding to the already spacious feel of this room. The family bathroom has been modernised with a 3 piece suite to make bath time a real treat! And if you didn't feel 2 showers were enough, there is definitely space to add another one in here too! The garden is a lovely space, with sliding doors leading you out from the dining room onto the seating area, perfect for morning coffee. The pebbled path is a great feature, leading to the mini vegetable patch at the back of the garden. With a spacious lawned area and plenty of room for storage too, this is a great extension of the home".



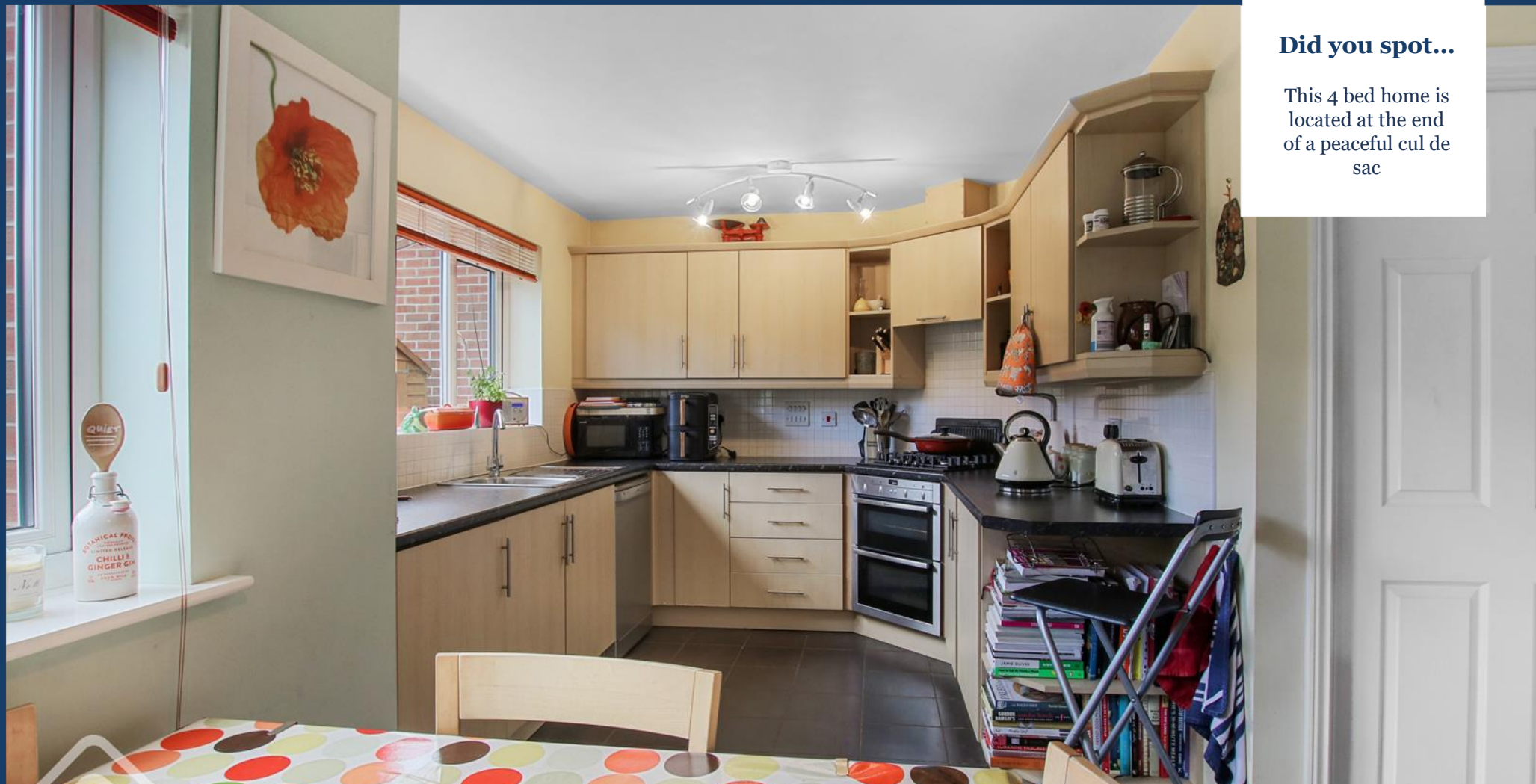
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Did you spot...

This 4 bed home is located at the end of a peaceful cul de sac



A message from the seller:

"I have really loved living in this quiet corner of Etwall for the last 20 years (prior to this property, I lived next door at #26!). Our little cul-de-sac was a wonderful place for my daughter to grow up, safe and surrounded by neighbourhood children to play with. But, she is all grown up now and ready to move on and so it's time for Mum to have a new adventure too! I know whoever moves in will love the house, the area and Etwall as much as we have".

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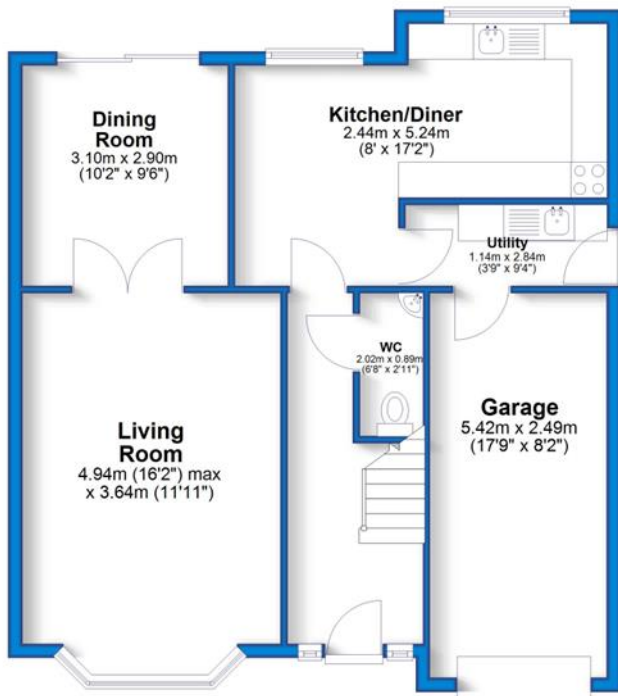


Floor Plan

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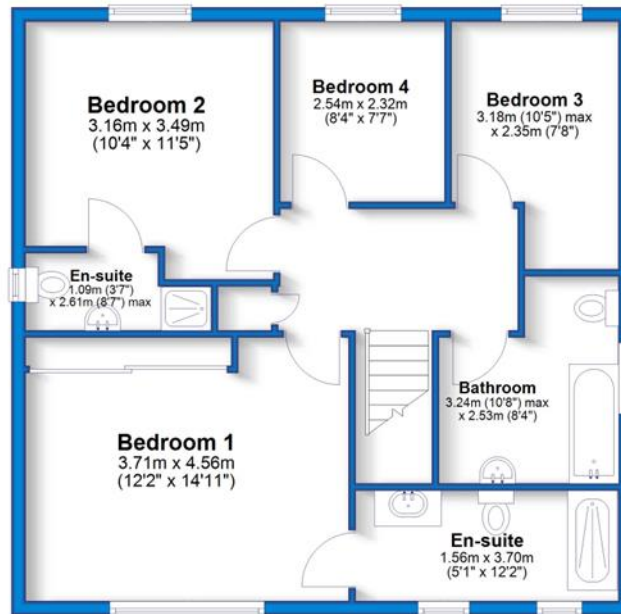
Ground Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



First Floor

Approx. 68.2 sq. metres (734.2 sq. feet)



**Energy
Performance
Certificate**

Total area: approx. 138.5 sq. metres (1490.5 sq. feet)

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Key Features:

- FOUR BEDROOM DETACHED HOUSE
- TWO EN-SUITE SHOWER ROOMS PLUS FAMILY BATHROOM
- TWO RECEPTION ROOMS
- SIDE BY SIDE DRIVEWAY PARKING
- CUL-DE-SAC-LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING TBC



About the area:

The traditional village of Etwall is fantastic family village and has something for everyone. Also, within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There is Etwall Primary School and John Port Academy within the village making it an ideal location for families.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch
the property video



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